

082.0

0007

0002.A

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
621,200 / 621,200
621,200 / 621,200
621,200 / 621,200

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 20 | | BOW ST, ARLINGTON |

| OWNERSHIP | Unit #: |
|-------------------------|---------|
| Owner 1: EATON GERALD W | |
| Owner 2: | |
| Owner 3: | |
| Street 1: 20 BOW STREET | |
| Street 2: | |

| | |
|---------------------|------------|
| Twn/City: ARLINGTON | |
| St/Prov: MA | Cntry |
| Postal: 02474 | Own Occ: Y |

| | |
|-------------------------------------|--|
| PREVIOUS OWNER | |
| Owner 1: THIELMAN JEFFREY D - | |
| Owner 2: THIELMAN POWER CHRISTINE - | |
| Street 1: 20 BOW STREET | |
| Twn/City: ARLINGTON | |

| | |
|---------------|-------|
| St/Prov: MA | Cntry |
| Postal: 02474 | Type: |

| | |
|---|--|
| NARRATIVE DESCRIPTION | |
| This parcel contains .171 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Vinyl Exterior and 1162 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms. | |

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |
| | | | |

| | |
|------------------|-----------|
| PROPERTY FACTORS | |
| Item | Code |
| Z | R1 |
| o | SINGLE FA |
| n | 100 |
| Census: | Exempt |
| Flood Haz: | |
| D | Topo |
| s | Street |
| t | Gas: |

| | |
|-----------------------------------|--------------------------------|
| LAND SECTION (First 7 lines only) | |
| Use Code | Description LUC Fact |
| 101 | One Family |
| | No of Units Depth / PriceUnits |
| | 7442 Sq. Ft. |
| | Site |
| | 0 70. 0.78 6 |

IN PROCESS APPRAISAL SUMMARY

| Legal Description | | | | | | | |
|-------------------|-----------------|---------|--------------------------------|---------|----------|------------------|-----------------|
| 101 | 7442.000 | 214,800 | | 406,400 | 621,200 | | |
| Total Card | 0.171 | 214,800 | | 406,400 | 621,200 | Entered Lot Size | |
| Total Parcel | 0.171 | 214,800 | | 406,400 | 621,200 | Total Land: | |
| Source: | Market Adj Cost | | Total Value per SQ unit /Card: | 534.78 | /Parcel: | 534.78 | Land Unit Type: |

| PREVIOUS ASSESSMENT | | | | | | | | Parcel ID | 082.0-0007-0002.A | | |
|---------------------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------|------------|--|
| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date | |
| 2022 | 101 | FV | 214,800 | 0 | 7,442. | 406,400 | 621,200 | | Year end | 12/23/2021 | |
| 2021 | 101 | FV | 208,300 | 0 | 7,442. | 406,400 | 614,700 | | Year End Roll | 12/10/2020 | |
| 2020 | 101 | FV | 208,300 | 0 | 7,442. | 406,400 | 614,700 | 614,700 | Year End Roll | 12/18/2019 | |
| 2019 | 101 | FV | 181,700 | 0 | 7,442. | 421,700 | 603,400 | 603,400 | Year End Roll | 1/3/2019 | |
| 2018 | 101 | FV | 181,700 | 0 | 7,442. | 323,900 | 505,600 | 505,600 | Year End Roll | 12/20/2017 | |
| 2017 | 101 | FV | 181,700 | 0 | 7,442. | 305,500 | 487,200 | 487,200 | Year End Roll | 1/3/2017 | |
| 2016 | 101 | FV | 181,700 | 0 | 7,442. | 281,100 | 462,800 | 462,800 | Year End | 1/4/2016 | |
| 2015 | 101 | FV | 177,200 | 0 | 7,442. | 262,800 | 440,000 | 440,000 | Year End Roll | 12/11/2014 | |

| SALES INFORMATION | | | | | | | | TAX DISTRICT | | | PAT ACCT. | | |
|-------------------|-----------|------|-----------|-----------|------------|----|-----|--------------|-------|--|-----------|--|--|
| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes | | | | |
| THIELMAN JEFFREY | 46129-202 | | 9/21/2005 | | 422,000 | No | No | | | | | | |
| PICHON DEAN M | 35014-218 | | 3/11/2002 | | 373,000 | No | No | | | | | | |
| DURHAM ANDREA | 28713-494 | | 6/16/1998 | | 226,000 | No | No | Y | | | | | |

| BUILDING PERMITS | | | | | | | | | | ACTIVITY INFORMATION | | | |
|------------------|--------|----------|---------|-----|------------|----------|------------|--------------------|------------|----------------------|-----|-------------|--|
| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment | Date | Result | By | Name | |
| 11/4/2015 | 1708 | Re-Roof | 5,600 | | | | | | 10/10/2018 | Inspected | BS | Barbara S | |
| 10/15/2008 | 1296 | Window/S | 24,000 | | | | | | 8/27/2018 | MEAS&NOTICE | BS | Barbara S | |
| 6/26/2000 | 499 | New Wind | 2,662 C | | | | | 7 WINDOWS-CHANGE 2 | 2/28/2013 | Inspected | BR | B Rossignol | |
| 4/26/1993 | 125 | Manual | 3,500 | | | | | REMOVE BATH | 2/26/2009 | Measured | 372 | PATRIOT | |
| | | | | | | | | | 2/11/2006 | MLS | MM | Mary M | |
| | | | | | | | | | 6/18/2002 | MLS | MM | Mary M | |
| | | | | | | | | | 3/18/2000 | Inspected | 276 | PATRIOT | |
| | | | | | | | | | 1/13/2000 | Mailer Sent | | | |
| | | | | | | | | | 1/13/2000 | Measured | 277 | PATRIOT | |

Sign: VERIFICATION OF VISIT NOT DATA _____



USER DEFINED

| | |
|----------------|----------|
| Prior Id # 1: | 51605 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| PRINT | |
| Date | Time |
| 12/30/21 | 04:22:44 |
| LAST REV | |
| Date | Time |
| 02/28/19 | 10:29:47 |
| mmcmakin | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

| EXTERIOR INFORMATION | |
|----------------------|------------------|
| Type: | 6 - Colonial |
| Sty Ht: | 2 - 2 Story |
| (Liv) Units: | 1 Total: 1 |
| Foundation: | 2 - Conc. Block |
| Frame: | 1 - Wood |
| Prime Wall: | 4 - Vinyl |
| Sec Wall: | % |
| Roof Struct: | 3 - Gambrel |
| Roof Cover: | 1 - Asphalt Shgl |
| Color: | GREEN |
| View / Desir: | |

BATH FEATURES

| | | | |
|------------|---|--------------|----------|
| Full Bath: | 1 | Rating: Good | SCUTTLE. |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth: | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

OTHER FEATURES

| | | | |
|---------|---|-----------------|---------------------------------------|
| Kits: | 1 | Rating: Average | 1st Res Grid Desc: Line 1 # Units 1 |
| A Kits: | | Rating: | Level FY LR DR D K FR RR BR FB HB L O |
| Fpl: | | Rating: | Other |
| WSFlue: | | Rating: | Upper |
| | | | Lvl 2 |
| | | | Lvl 1 |
| | | | Lower |

GENERAL INFORMATION

| | |
|-------------|-------------|
| Grade: | C - Average |
| Year Blt: | 1926 |
| Eff Yr Blt: | |
| Alt LUC: | |
| Alt %: | |
| Jurisdct: | |
| Fact: | . |

INTERIOR INFORMATION

| | |
|---------------|---------------|
| Avg Ht/FL: | STD |
| Prim Int Wal: | 2 - Plaster |
| Sec Int Wall: | % |
| Partition: | T - Typical |
| Prim Floors: | 3 - Hardwood |
| Sec Floors: | % |
| Bsmnt Flr: | 12 - Concrete |
| Subfloor: | |
| Bsmnt Gar: | |
| Electric: | 3 - Typical |
| Insulation: | 2 - Typical |
| Int vs Ext: | S |
| Heat Fuel: | 2 - Gas |
| Heat Type: | 5 - Steam |
| # Heat Sys: | 1 |
| % Heated: | 100 |
| % AC: | |
| Solar HW: | NO |
| Central Vac: | NO |
| % Com Wal | % Sprinkled |

MOBILE HOME

| | | | | | | | | | |
|------------------------------------|--|--------|--|-----------|--|-------|--|--------|--|
| Make: | | Model: | | Serial #: | | Year: | | Color: | |
| PARCEL ID 082.0-0007-0002.A | | | | | | | | | |

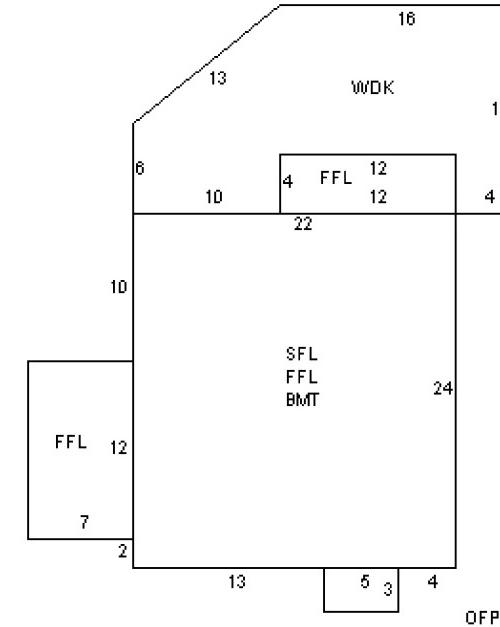
SPEC FEATURES/YARD ITEMS

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod JFact | Juris. Value |
|------|-------------|---|-----|-----|----------|------|-----|------|------------|-----|-----|-----|------|-------|------------|------------|--------------|
| | | | | | | | | | | | | | | | | | |

COMMENTS

SCUTTLE.

SKETCH



RESIDENTIAL GRID

| | | |
|--------------|---------------------------------|-----------|
| 1st Res Grid | Desc: Line 1 | # Units 1 |
| Level | FY LR DR D K FR RR BR FB HB L O | |
| Other | | |
| Upper | | |
| Lvl 2 | | |
| Lvl 1 | | |
| Lower | | |

REMODELING

| | | | | |
|------------|---------|-----|-----|----|
| Exterior: | No Unit | RMS | BRS | FL |
| Interior: | 1 | 6 | 2 | |
| Additions: | | | | |
| Kitchen: | | | | |
| Baths: | | | | |
| Plumbing: | | | | |
| Electric: | | | | |
| Heating: | | | | |
| General: | | | | |

RES BREAKDOWN

| | | | |
|--------|---|---|---|
| Totals | 1 | 6 | 2 |
|--------|---|---|---|

SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value | Sub Area | % Usbl | Descrip | % Type | Qu # Ten |
|--------------------------|--------------|------------|-----------|----------------|----------|--------|---------|--------|----------|
| FFL | First Floor | 660 | 175.430 | 115,784 | SFL | 95 | | | |
| BMT | Basement | 528 | 52.630 | 27,788 | | | | | |
| SFL | Second Floor | 502 | 175.430 | 87,996 | | | | | |
| WDK | Deck | 276 | 9.620 | 2,655 | | | | | |
| OPF | Open Porch | 15 | 43.980 | 660 | | | | | |
| Net Sketched Area: 1,981 | | | | Total: 234,883 | | | | | |
| Size Ad | 1161.6000 | Gross Area | 2007 | FinArea 1162 | | | | | |

IMAGE



AssessPro Patriot Properties, Inc